

1111/18

I-1021/2018



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

Y 912198

Certified that the document is suitable to registration. The Registrars shall not endorse the same. Attached to the document are the particular documents.

Additional District Sub-Registrar
Chowmahalla, Dum Dum, 24-Pgs. (North)

08 FEB 2018

*1567/8044/18
Raj Kumar
127 ft
127 ft
400 ft
400 ft*

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 08th day of February, 2018 (Two Thousand and Eighteen) A.D.

BETWEEN

05 FEB 2018

05 FEB 2018

197A

| | |
|------------------------------|---------------------|
| NAME | KOUSHI SAHA |
| ADD | Advocate Basarat |
| Rs | 24 Patna |
| 05 FEB 2018 | |
| S. CHATTERJEE | |
| Licensed Stamp Vendor | |
| C. C. Court | |
| 2 & 3, K. S. Roy Road, Koi-1 | |



Koushik Saha
Advocate

870 Sni B. C. Saha
Basarat Judge's Court
P.O. + P.S. - Basarat
Koi-124
Dist - 24 Patna (N)

Handwritten signature
Addl. District Sub-Registrar
Dum-Dum 24 Patna

08 FEB 2018

(1) **SRI KINGSHUK BANERJEE (PAN-AKPPB9495H)**, (2) **SRI JOYDEEP BANERJEE (PAN-AUDPB3038N)**, both are sons of Late Bipradas Banerjee and Late Bandana Banerjee, both are both are by faith - Hindu, by Occupation - Service, by Nationality - Indian, both are residing at 6E, Chandranath Chatterjee Street, P.O. and P.S.- Bhawanipore, Kolkata-700025, District- South 24-Parganas, hereinafter jointly referred to and called as the "**OWNERS / VENDORS**" (which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective legal heirs, administrators, legal representatives, successors, executors and assigns) of the **FIRST PART;**

AND

SRI ASHIM MITRA (PAN-AZWPM4021G), son of Late Badal Chandra Mitra, by faith- Hindu, by Occupation - Business, by Nationality-Indian, residing at 22, Nagerbazar Road, P.S.- Dum Dum, Kolkata- 700 074, District- North 24-Parganas, hereinafter referred to and called as the **PURCHASER** (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives, successors and/or assigns) of the **SECOND PART;**

WHEREAS one Bhaglu Parshi was the recorded owner in respect of 10 Cottahs of land more or less, situated at Mouza-Satgachi, Pargana-Kalikata, J.L. No. - 20, Re Su No.-154, Touzi No.-160, comprising in C.S. Dag No.-7 & 5, under Zamindari Khatian No.-33 Ka, C.S. Khatian No.- 35 & 834, under P.S.- Dum Dum, District- 24-Parganas and thus seized and possessed of the same, died intestate leaving behind his Two sons, namely, Hiralal Parshi and Ramraj Parshi as his legal heirs to inherit the aforesaid land as per Dayabhaga School of Hindu Law.

AND WHEREAS aforesaid Hiralal Parshi and Ramraj Parshi thus by way of inheritance got possession of the aforesaid land and to enjoy their share of land in a demarcated way by virtue of a Deed of Partition dated 10/02/1948 partitioned the aforesaid 10 Cottahs of land more or less, situated at Mouza-Satgachi, Pargana-Kalikata, J.L. No.-20, Re Su No.-154, Touzi No.-160, comprising in C.S. Dag No.-7 & 5, under Zamindari Khatian No.-33 Ka, C.S. Khatian No.- 35 & 834, under P.S.-Dum Dum, District- 24-Parganas, and the said Deed of Partition was duly registered in the office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book No.-I, Volume No.-15, Pages 139 to 142, Being No.-640 for the year 1948.

AND WHEREAS aforesaid Hiralal Parshi and Ramraj Parshi by virtue of Registered Deed of Partition became owners of 5(Five) Cottahs of land in each and thus seized and possessed of the same by paying rents and taxes thereon and subsequently their names are recorded in the R.S. Record of Right of R.S. Dag No.- 52 to 56, under R.S. Khatian No.-35 & 834.

AND WHEREAS aforesaid Hiralal Parshi by virtue of a Registered Bengali Kobala Deed 08/02/1952 transferred 5(Five) Cottahs of land more or less along with structure, situated at Mouza-Satgachi, Pargana-Kalikata, J.L. No.-20, Re Su No.-154, Touzi No.-160, comprises in C.S. Dag No.-7 & 5, under Zamindari Khatian No.-33 Ka, C.S. Khatian No.-33, having Municipal Holding No.-114/1, R.N. Guha Road, under P.S.-Dum Dum, District-24-Parganas, in favour of Sri Pulin Behari Roy, son of Late Manomohan Roy, of Pandey Road, Calcutta, and the said Deed was duly registered in the office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book No.-I, Volume No.-14, Pages 171 to 172, Being No.- 509 for the year 1952.

AND WHEREAS aforesaid Pulin Behari Roy by virtue of aforesaid Deed got possession of the aforesaid land and thus seized and possessed of the same died intestate leaving behind his only son, Sri Dinesh Chandra Roy, as his only

legal heir to inherit the aforesaid property as per Dayabhaga Law Hindu Succession and subsequently aforesaid Dinesh Chandra Roy, son of Late Pulin Behari Roy of Prataditya Nagar Colony, Gorakshabasi Road, P.S.-Dum Dum, District-24-Parganas, on 10/11/1954 by virtue of a Bengali Kobala Deed transferred aforesaid 5(Five) Cottahs of land along with structure, situated at Mouza-Satgachi, Pargana-Kalikata, J.L. No.-20, Re Su No.-154, Touzi No.-160, comprises in C.S. Dag No.-7 & 5, under Zamindari Khatian No.-33 Ka, C.S. Khatian No.-33, having Municipal Holding No.-114/1, R.N. Guha Road, under P.S.-Dum Dum, District-24-Parganas, in favour of Sri Chandidas Bandyopadhyay, son of Late Jatindra alias Jatish Chandra Bandyopadhyay, of 8A, Narasingha Avenue, P.S.-Dum Dum, Calcutta, District-24-Parganas and the said Deed was duly registered in the office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book No.-I, Volume No.-81, Pages 158 to 160, Being No.-6001 for the year 1954. Be it pertinent to mention here that for the correction of measurement of land Hiralal Parshi and his daughter Sona Parshi on 09/12/1960 executed a Deed of Relinquishment (Nadabi Patra in Bengali form) in favour of Chandidas Bandyopadhyay and the said Deed was duly registered in the office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book No.-I, Volume No.-217, Pages 268 to 270, Being No.-9157 for the year 1960.

AND WHEREAS aforesaid Chandidas Bandyopadhyay, by virtue of aforesaid Deed got possession of the aforesaid land and mutated his name in the record of the South Dum Dum Municipality and thus seized and possessed of the same as sole and absolute owner on 16/01/1963 by virtue of a Registered Bengali Kobala Deed transferred 02 Cottahs 08 Chittacks more or less land along with structure situated at Mouza-Satgachi, Pargana-Kalikata, J.L. No.-20, Re Su No.-154, Touzi No.-160, comprises in C.S. Dag No.-7 & 5, R.S. Dag No.- 53 (formerly 5/53 then 53 then 52), 55 (formerly 7/55), 56 under

Zamindari Khatian No.-33 Ka, C.S. Khatian No.-33, R.S. Khatian No.-834 & 35, under P.S.-Dum Dum, District-24-Parganas, in favour of Sri Tarun Chandra Pal Chowdhury, son of Late Radha Raman Pal Chowdhury, of Dum Dum Shyamnagar, The Health Home, P.S.- Dum Dum, Calcutta- 700028, and the said Deed was duly registered in the office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book No.- 1, Volume No.- 9, Pages from 199 to 203, Being No. - 256 for the year 1963 and subsequently aforesaid Chandidas Bandyopadhyay by virtue of a Registered Bengali Kobala Deed dated 27/11/1963 repurchased the said land from aforesaid 02 Cottahs 08 Chittacks more or less land along with structure from aforesaid Tarun Chandra Pal Chowdhury and the said Deed was duly registered in the office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book No.- 1, Volume No.- 125, Pages from 127 to 129, Being No. - 8788 for the year 1963 and aforesaid Chandidas Bandyopadhyay on 30/12/1963 by virtue of a Registered Bengali Kobala Deed further sold, conveyed the aforesaid 02 Cottahs 08 Chittacks more or less land along with structure along with passage measuring 05 Decimals i.e. total 02 Cottahs 13 Chittacks more or less land in favour of Sri Dilip Kumar Dutta, son of Sri Ramesh Chandra Dutta, of Krishnagar City, P.S.- Krishnagar, District- Nadia and the said Deed was duly registered in the office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book No.- 1, Volume No.- 13, Pages from 01 to 05, Being No.-17 for the year 1964 and retained 02 Cottahs 08 Chittacks 20 sq. ft. more or less land.

AND WHEREAS aforesaid Dilip Kumar Dutta by virtue of aforesaid Deed got possession of the aforesaid land and on 04/02/1967 by virtue of a Registered Bengali Deed sold, conveyed and transferred the aforesaid land 02 Cottahs 13 Chittacks more or less land (including passage measuring 05 Decimals) in favour of Smt. Ashalata Shaw alias Yadav, wife of Sri Chunilal Shaw alias Yadav, of 251, R.N. Guha Road, P.S.- Dum Dum, District- North 24-Parganas and Sri Chandidas Bandyopadhyay, son of Late Jatindra alias Jatish Chandra

Bandyopadhyay, of 8A, Narasingha Avenue, P.S.-Dum Dum, Calcutta, District-24-Parganas, and the said Deed was duly registered in the office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book No.- 1, Volume No.- 61, Pages from 297 to 300, Being No.-4701 for the year 1967 and subsequently aforesaid Chandidas Bandyopadhyay on 30/03/1975 by virtue of a Deed of Relinquishment (Mukti Patra in Bengali form) in favour of aforesaid Smt. Ashalata Shaw alias Yadav in respect of his share in the aforesaid land and the said Deed was duly registered in the office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book No.-1, Volume No.-42, Pages 296 to 298, Being No.-3257 for the year 1975.

AND WHEREAS aforesaid Chandidas Bandyopadhyay on 22/07/1966 by virtue of a Registered Bengali Kobala Deed sold, conveyed and transferred 02 Cottahs 08 Chittacks 20 sq. ft. more or less land along with structure in favour of his son, Bipradas Bandyopadhyay alias Banerjee and the said Deed was duly registered in the office of the Sub-Registrar at Cossipore-Dum Dum and recorded in Book No.-1, Volume No.-93, Pages 230 to 232, Being No.-6744 for the year 1966.

AND WHEREAS aforesaid Bipradas Bandyopadhyay died intestate on 09/01/2002 leaving behind his two sons, namely, Kingshuk Banerjee, Vendor No.1 herein and Joydeep Banerjee, Vendor No.2 herein, as his legal heirs to inherit his aforesaid property as per provisions of Hindu Law of Succession. Be it pertinent to mention here that wife of Bipradas Bandyopadhyay named Bandana Banerjee predeceased him on 26/06/1992.

AND WHEREAS thus aforesaid Kingshuk Banerjee, Joydeep Banerjee, became joint and absolute owners in respect of 02 Cottahs 08 Chittacks of land more or less at Premises No.-262, R.N. Guha Road, P.O.-Motijheel, P.S.-Dum Dum, Kolkata-700074 and mutated their names in the record of the South Dum Dum Municipality as joint owners of Holding No.-19(New), 512 (old), R.N. Guha

Road, Kolkata-700074 and also recorded their names in the L.R. Record of Right comprising in L.R. Dag No.-60 (4.14 Decimals), 62(0.34 Decimals), 63(1.35 Decimals), under L.R. Khatian No.-7104(2.92 Decimals in the name of Joydeep Bandopadhyay) and 7105 (2.91 Decimals in the name of Kingshuk Bandopadhyay), and thus aforesaid Kingshuk Banerjee and Joydeep Banerjee become owner of land measuring 02 Cottahs 08 Chittacks of land more or less along with structure and thus seized and possessed of the same..

AND WHEREAS aforesaid Kingshuk Banerjee and Joydeep Banerjee for some cogent grounds jointly decided to sale and/or transfer **ALL THAT piece and parcel of Bastu land measuring about 02(One) Cottahs 08(Eight) Chittacks 20(Twenty) sq. ft. of more or less along with 800 sq. ft. Two-storied old structure,** lying and situated at Mouza-Satgchi, Pargana- Kolikata, J.L. No.-20, Re Su No.-154, Touzi No.-160, comprising in C.S Dag No.-7, R.S. Dag No.-52, 54 & 56, L.R. Dag No.-60 (4.14 Decimals out of 5.70 Decimals), 62(0.34 Decimals out of 1.96 Decimals), 63(1.35 Decimals out of 3.85 Decimals), under Zamindari Khatian No.-33-Ka, C.S. Khatian No.-35, R.S. Khatian No.-35 & 834, under L.R. Khatian No.-7104(2.92 Decimals in the name of Joydeep Bandopadhyay) and 7105 (2.91 Decimals in the name of Kingshuk Bandopadhyay), having Municipal Holding No.-19, R.N. Guha Road, having Premises No.-262, R.N. Guha Road, P.O.-Motijheel, Kolkata-700074, under Ward No.-09, under South Dum Dum Municipality, within A.D.S.R.O. Cossipore-Dum Dum, under P.S.-Dum Dum, District-North 24-Parganas, morefully described in the Schedule herein below.

AND WHEREAS due to cogent grounds, the Vendors herein expressed their intention to sell out and/or to dispose of **ALL THAT piece and parcel of Bastu land measuring about 02(One) Cottahs 08(Eight) Chittacks 20(Twenty) sq. ft. of more or less along with 800 sq. ft. Two-storied old structure,** lying and situated at Mouza-Satgchi, Pargana- Kolikata, J.L. No.-20, Re Su No.-154,

Touzi No.-160, comprising in C.S Dag No.-7, R.S. Dag No.-52, 54 & 56, L.R. Dag No.-60 (4.14 Decimals out of 5.70 Decimals), 62(0.34 Decimals out of 1.96 Decimals), 63(1.35 Decimals out of 3.85 Decimals), under Zamindari Khatian No.-33 Ka, C.S. Khatian No.-35, R.S. Khatian No.-35 & 834, under L.R. Khatian No.-7104(2.92 Decimals in the name of Joydeep Bandopadhyay) and 7105 (2.91 Decimals in the name of Kingshuk Bandopadhyay), having Municipal Holding No.-19, R.N. Guha Road, having Premises No.-262, R.N. Guha Road, P.O.-Motijheel, Kolkata-700074, under Ward No.-09, under South Dum Dum Municipality, within A.D.S.R.O. Cossipore-Dum Dum, under P.S.-Dum Dum, District-North 24-Parganas, fully described in the schedule herein below and the Purchaser knowing the said intention of the Vendors, offered a proposal for purchasing the same and the Vendors accepted the proposal of the Purchaser and after long discussion by and between the parties, the Vendors agree to sell and the Purchaser agrees to purchase the same in fee simple and free from all encumbrances, liens, charges and mortgages whatsoever in nature at or for a total consideration of **Rs.30, 00,000/- (Rupees Thirty Lakh) only**, which is the highest market price as settled and agreed by and between the parties;

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said Agreement and in consideration of the said sum of **Rs.30, 00,000/- (Rupees Thirty Lakh) only** paid by the Purchaser to the Vendors, simultaneously with the execution of these presents and the receipt whereof is accepted and acknowledged by the Vendors as per Memo of Consideration and the Vendors doth hereby admitting and acknowledging the same and every part thereof and doth hereby acquit, release and discharge forever unto and in favour of the Purchaser **ALL THAT piece and parcel of Bastu land measuring about 02(One) Cottahs 08(Eight) Chittacks 20(Twenty) sq. ft. of more or less along with 800 sq. ft. Two-storied old structure**, lying and situated at Mouza-Satgchi, Pargana- Kolikata, J.L. No.-20, Re Su No.-154, Touzi No.-160,

comprising in C.S. Dag No.-7, R.S. Dag No.-52, 54 & 56, L.R. Dag No.-60 (4.14 Decimals out of 5.70 Decimals), 62(0.34 Decimals out of 1.96 Decimals), 63(1.35 Decimals out of 3.85 Decimals), under Zamindari Khatian No.-33 Ka, C.S. Khatian No.-35, R.S. Khatian No.-35 & 834, under L.R. Khatian No.-7104(2.92 Decimals in the name of Joydeep Bandopadhyay) and 7105 (2.91 Decimals in the name of Kingshuk Bandopadhyay), having Municipal Holding No.-19, R.N. Guha Road, having Premises No.-262, R.N. Guha Road, P.O.-Motijheel, Kolkata-700074, under Ward No.-09, under South Dum Dum Municipality, within A.D.S.R.O. Cossipore-Dum Dum, under P.S.-Dum Dum, District-North 24-Parganas, fully described in the schedule herein below, in fee simple thereto and free from all encumbrances, liens, charges and mortgages whatsoever in nature and the Vendors doth hereby sale, grant, convey, transfer, assign and assure unto and in favour of the Purchaser the aforesaid property, which is fully described in the Schedule herein below together with benefits of all the rights, title and interest attached with the said land and structure **TOGETHER WITH** right to possess, enjoy and use the said land and structure and other rights, liberties, easements and quasi-easements, privileges, advantages along with all types of right to use and all other amenities, facilities and benefits attached with the land and structure **ALL THAT** the Estate, right title, interest, claim and demand whatsoever of the Vendors unto or upon the same and every part thereof in law and equity **TO ENTER INTO AND TO HAVE AND TO HOLD OWN POSSESS AND ENJOY** the same and every part thereof hereby sold, granted, conveyed, transferred, assigned, assured and delivered possession or expressed and intended so to be conveyed and transferred, with their respective rights, numbers and appurtenances unto and to use in favour of the Purchaser, his heirs, executors, administrator, legal representatives and assigns absolutely and forever together with all the Deeds and Documents, in original and/or in duplicate copy of the deeds, pattas, hereditaments and muniments of title and every part thereof

which now are or is and hereafter shall or may be in the custody power or possession of the Vendors or any person/persons or agent of the Vendors in the form of original duly authenticated by the Vendors without any action or suit or proceedings in law and equity and to hold the said landed property amenities and facilities, messuage and hereditaments and muniments of title hereby conveyed and transferred unto the use of the Purchaser and his heirs, legal representatives, executors, nominee/s and assigns absolutely and forever and the Vendors discharged from or otherwise the Vendors well and sufficiently indemnified of and against all loss, damage, encumbrances, charges, liens, lis pendens, mortgage etc. or from any kind of defects of whatsoever in nature suffered by the Purchaser to these presents etc. and the Vendors doth hereby bind themselves and their heirs covenant with the Purchaser and his heirs and legal representatives that **NOTWITHSTANDING THAT** any acts, deeds or things whatsoever the Vendors or their predecessor-in-title done, executed or knowingly suffered or to the contrary the Vendors have good right full power and absolute authority and indefeasible title and interest to grant, convey, sell and transfer the said property hereby granted, sold, conveyed and assigned to the use of the Purchaser in the manner aforesaid according to the true intent and meaning of this present free from all encumbrances and liabilities and without any hindrance eviction, disturbance, claim or demand whatsoever or from or under in trust for the Vendors and that the Vendors absolutely acquitted and discharged and sufficiently saved, defend, kept harmless and indemnified of or from and against all the defects in title, lis pendens attachments and liabilities whatsoever made or suffered by the Vendors and all material times hereafter the Vendors hereby further declare that their predecessor-in-title has/have not deposited the title Deed or Chain Deeds in respect of the Schedule land and building/structure anywhere by way of mortgage or in any other manner whatsoever and the Vendors hereby also declare that the Schedule property is not, acquisitioned by any authority concern and no litigation is pending before any competent Court of Law and

the same is not charged, pledged or mortgaged before any competent and appropriate authority concern and the Vendors hereby further undertake to refund the entire consideration money along with all expenses, compensation and damages, in case if it is found that any part of the statements is false and the Vendors have no title or partial title or defective title over the land and/or any title suit or any other suits is pending in any court in India and also further state and undertake that at the request and the cost of the Purchaser will do, execute or cause to be done and executed all such acts, deeds, matters, things and petitions for the betterment of the Purchaser's title and as well as better enjoyment of the Schedule property and also for mutation and other things whatsoever in nature for more perfectly and effectually granting and assuring the said property and also for better enjoyment of the said property and together with all benefits and rights hereby transferred as shall as may be reasonably be required the Vendors doth hereby further covenant with the Purchaser that the Purchaser shall have every right and/or liberty to transfer the aforesaid, and below mentioned Schedule land by way of sale, gift, mortgage, lease, assign etc. and that the Vendors hereby declare that they will pay all the taxes up to date before the appropriate authority concern in respect of the said property.

-THE SCHEDULE ABOVE REFERRED TO-
(Description of the property hereby sold)

ALL THAT piece and parcel of Bastu land measuring about 02(One) Cottahs 08(Eight) Chittacks 20(Twenty) sq. ft. of more or less along with 50 years old Two storied structure measuring 800 sq. ft. (500 sq. ft. on the Ground Floor and 300 sq. ft. on the First Floor), along with right to use the Common Passages, which is left by the predecessor-in-interest of the Vendors herein from their purchased land, lying and situated at Mouza-Satgchi, Pargana- Kolikata, J.L. No.-20, Re Su No.-154, Touzi No.-160,

comprising in C.S Dag No.-7, R.S. Dag No.-52, 54 & 56, L.R. Dag No.-60, 62, 63, under Zamindari Khatian No.-33 Ka, C.S. Khatian No.-35, R.S. Khatian No.-35 & 834, under L.R. Khatian No.-7104(2.92 Decimals in the name of Joydeep Bandopadhyay) and 7105 (2.91 Decimals in the name of Kingshuk Bandopadhyay), having Municipal Holding No.-19, R.N. Guha Road, having Premises No.-262, R.N. Guha Road, P.O.-Motijheel, Kolkata-700074, under Ward No.-09, under South Dum Dum Municipality, within A.D.S.R.O. Cossipore-Dum Dum, under P.S.-Dum Dum, District-North 24-Parganas, along with all the amenities and facilities attached with the said land together with easement and quasi-easement right attached thereto for better enjoyment thereof and the annual proportionate share of Ground Rent, which will be assessed as per West Bengal Land Holding Revenue Act, payable to the Govt. of West Bengal through the office of the District Collector, North 24-Parganas and entire 02(Two) Cottahs 08(Eight) Chittacks 20 (Twenty) sq. ft. of land is butted and bounded by:-

ON THE NORTH :- 4' feet wide Common Passage

ON THE SOUTH :- 6' feet wide Common Passage

ON THE EAST :- R.N. Guha Road

ON THE WEST :- Property of Sobha Chowdhury

Annexed Plan of the entire land and structure will be treated as part and parcel of the Deed.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures hands and seal on the day month and year first above written.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF THE FOLLOWING
WITNESSES: -

1) *Raju Biswas*
21, Nager Bazar Road
Dum Dum Kol - 74

Jaydeep Banerjee

Kingshek Banerjee
SIGNATURE OF THE VENDORS

2) *Kousik Saha*
Advocate

Ashim Mishra
SIGNATURE OF THE PURCHASER

Drafted by me as per instruction of the Parties hereto,
Read over and Explained and Prepared in my office: -

Kousik Saha
(KOUSIK SAHA) *Advocate*
Advocate *WB - 1996/2001*
District Judges' Court, Barasat
North 24-Parganas

MEMO OF CONSIDERATION

RECEIVED a sum of Rs.30, 00,000/- (Rupees Thirty Lakh) only from the within named Purchaser as full and final payment of the total consideration money in the following manner: -

M E M O

- 1) By cheque no. 091200 dated 08/02/2018 drawn on Allahabad Bank Dum Dum Branch Rs. 15, 00, 000/-

- 2) By cheque no. 010994 drawn on Allahabad Bank, Dum Dum Br. Rs. 15, 00, 000/-

Total

Rs.30, 00,000/-

(Rupees Thirty Lakh) only

Witnesses: -

1. Raju Biswas

2. Kousik Saha
Advocate

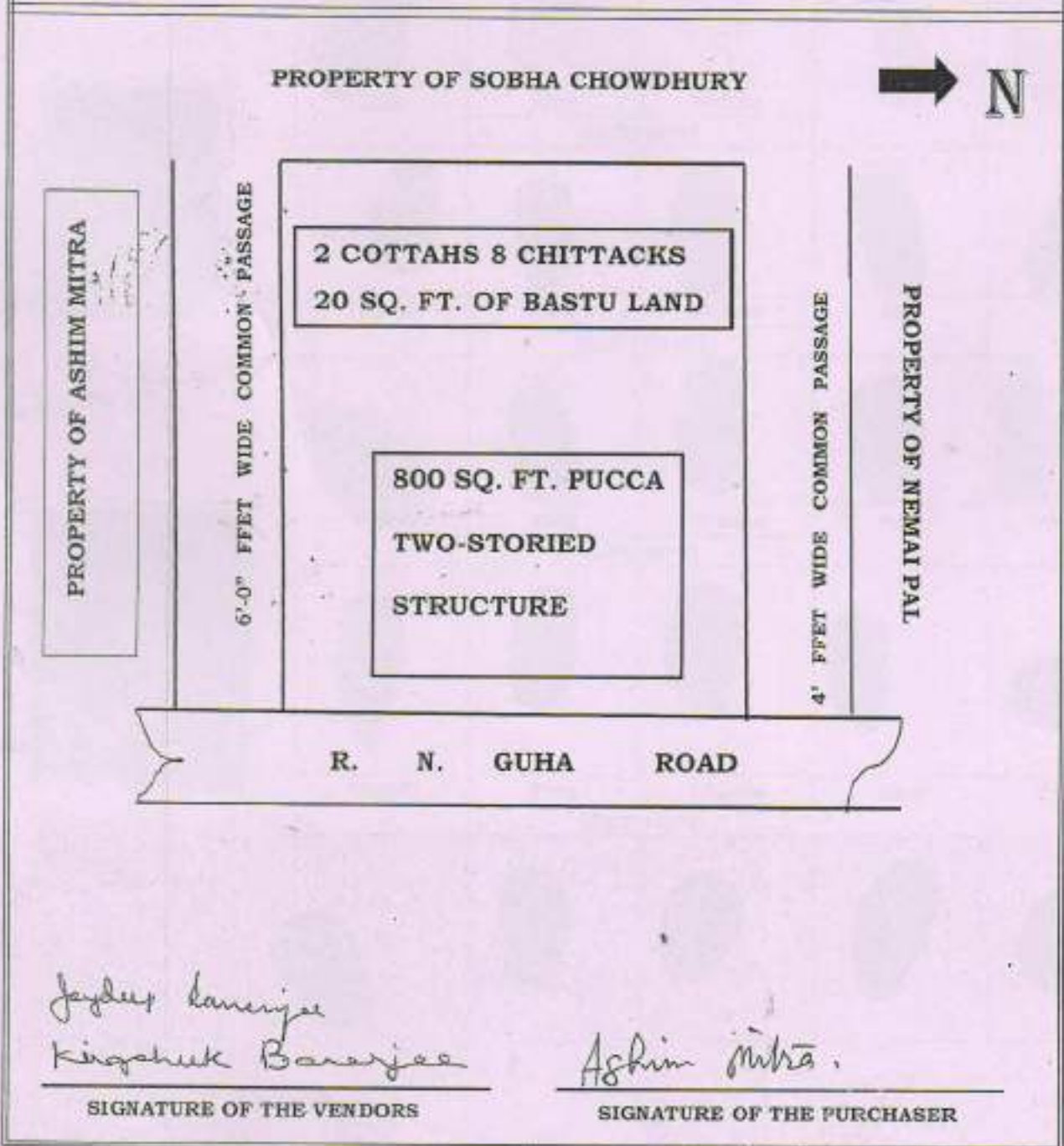
Jaydeep Banerjee

Kingshuk Banerjee


































SIGNATURE OF THE VENDORS

ROUGH SKETCH MAP OR PLAN OF ALL THAT PIECE AND PARCEL OF A LAND SITUATED AT MOUZA-SATGACHI, PARGANA- KALIKATA, J.L. NO.- 20, R.S. NO.-154, TOUZI NO.-160, COMPRISED IN L.R. DAG NO.-60, 62 & 63 UNDER L.R. KHATIAN NO.- 7104 & 7105, MUNICIPAL HOLDING NO.-19, R.N. GUHA ROAD, KOLKATA-700074, UNDER WARD NO.-9 WITHIN SOUTH DUM DUM MUNICIPALITY, UNDER P.S.- DUM DUM, DISTRICT - NORTH 24 PARGANAS

AREA TRANSFERRED:-2(ONE) COTTAHS 8(EIGHT) CHITTACKS 20 (TWENTY) SQ. FT. OF LAND ALONG WITH 800 SQ. FT. TWO-STORIED PUCCA STRCUTURE 50 YEARS OLD CEMENTED FLOORING



PAGES NO
SPECIMEN FORM FOR TEN FINGER PRINTS

| SL. No. | Signature of the Executants / Presentants | | | | | | |
|---------|--|---|---|--|---|---|--|
| |  <i>Ashim Mita</i> | Little | Ring | Middle | Fore | Thumb | |
| | | (Left Hand) | | | | | |
| | |  |  |  |  |  | |
| | | Thumb | Fore | Middle | Ring | Little | |
| | | (Right Hand) | | | | | |
| | |  |  |  |  |  | |
| |  <i>Kingshuk Banerjee</i> | Little | Ring | Middle | Fore | Thumb | |
| | | (Left Hand) | | | | | |
| | |  |  |  |  |  | |
| | | Thumb | Fore | Middle | Ring | Little | |
| | | (Right Hand) | | | | | |
| | |  |  |  |  |  | |
| |  <i>Joydeep Samajit</i> | Little | Ring | Middle | Fore | Thumb | |
| | | (Left Hand) | | | | | |
| | |  |  |  |  |  | |
| | | Thumb | Fore | Middle | Ring | Little | |
| | | (Right Hand) | | | | | |
| | |  |  |  |  |  | |

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHIM MITRA

BADAL MITRA

01/01/1949

Permanent Account Number

AZWPM4021G

Ashim Mitra
Signature



भारत सरकार, आयकर विभाग, दिल्ली

आयकर सेवा केंद्र - उत्तर प्रदेश

If this card is lost / found, kindly inform / return at :-
Income Tax PAN Services Unit, UTISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि यह कार्ड खोया/प्राप्त हुआ, कृपया सूचना दें/वापस करें :-
आयकर सेवा केंद्र - उत्तर प्रदेश,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.

पिन कोड - 400 614

Ashim Mitra

आयकर विभाग
 INCOME TAX DEPARTMENT
 JOYDEEP BANERJEE
 BIPRADAS BANERJEE
 27/12/1973
 Financial Account Number
 AUDPB3038N
 Signature
 भारत सरकार
 GOVT. OF INDIA




Joydeep Banerjee

If your card is lost / found, kindly inform / return to
 Income Tax PAN Services Unit, ITNS,
 Plot No. 3, Sector 11, GHO, Bhopal,
 New Mumbai - 400 614.
 इस कार्ड के खोने / मिलने का सूचना सूचना करें / वापस करें,
 आयकर विभाग, एनएसयू, इटान्स,
 प्लॉट नं. 3, सेक्टर 11, गहो, भोपाल,
 नया मुंबई - 400 614.

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-017104378-1 Payment Mode Online Payment
GRN Date: 07/02/2018 12:10:49 Bank: Bank of Boroda
BRN: 81956370 BRN Date: 07/02/2018 12:13:00

DEPOSITOR'S DETAILS

Name : kousik saha Id No. : 15060000180404/2/2018
[Query No./Query Year]
Contact No. : Mobile No. : +91 9830448242
E-mail :
Address : BARASAT JUDGES COURT PIN 700124
Applicant Name : Mr Kousik Saha
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount [₹] |
|---------|-----------------------|--|--------------------|--------------|
| 1 | 15060000180404/2/2018 | Property Registration- Stamp duty | 0030-02-103-003-02 | 282053 |
| 2 | 15060000180404/2/2018 | Property Registration- Registration Fees | 0030-03-104-001-16 | 47036 |
| 3 | 15060000180404/2/2018 | Mutation/Conversion -Receipt | 0029-00-800-028-27 | 417 |

In Words : Rupees Three Lakh Twenty Nine Thousand Five Hundred Six only **Total** 329506

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KINGSHUK BANERJEE
BIPRODAS BANERJEE
27/12/1975



Pan Card Account Number
AKPPE9495H



Kingshuk
Banerjee
Signature

Kingshuk Banerjee

Major Information of the Deed

| | | | |
|---|--|--|------------|
| Deed No : | I-1506-01021/2018 | Date of Registration | 08/02/2018 |
| Query No / Year | 1506-0000180404/2018 | Office where deed is registered | |
| Query Date | 05/02/2018 11:46:17 AM | A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas | |
| Applicant Name, Address & Other Details | Kousik Saha Barasat Judges Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124. Mobile No. : 9830448242, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0101] Sale, Sale Document | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 30,00,000/- | Rs. 47,02,222/- | | |
| Stampduty Paid(\$D) | Registration Fee Paid | | |
| Rs. 2,82,153/- (Article-23) | Rs. 47,038/- (Article A(1), E) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area) | | |

Land Details :

District: North 24-Parganas. P.S.- Dum Dum, Municipality: SOUTH DUM DUM, Road: R.N.Guha Road, Mouza: Satgachi






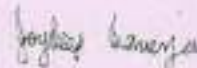
| Sch No | Plot Number | Khatian Number | Land Use Proposed | ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|-------------------|-------|------------------|-------------------------|-----------------------|---------------------|
| L1 | LR-60 | LR-7104 | Bastu | Bastu | 1 Katha 25 Sq Ft | 12,50,000/- | 17,59,028/- | Property is on Road |
| L2 | LR-60 | LR-7105 | Bastu | Bastu | 1 Katha 25 Sq Ft | 12,50,000/- | 17,59,028/- | Property is on Road |
| L3 | LR-62 | LR-7104 | Bastu | Bastu | 30 Sq Ft | 50,000/- | 70,833/- | Property is on Road |
| L4 | LR-62 | LR-7105 | Bastu | Bastu | 30 Sq Ft | 50,000/- | 70,833/- | Property is on Road |
| L5 | LR-63 | LR-7104 | Bastu | Bastu | 3 Chatak | 1,50,000/- | 3,18,750/- | Property is on Road |
| L6 | LR-63 | LR-7105 | Bastu | Bastu | 3 Chatak | 1,50,000/- | 3,18,750/- | Property is on Road |
| TOTAL : | | | | | 4.1708Dec | 29,00,000 /- | 42,97,222 /- | |
| Grand Total : | | | | | 4.1708Dec | 29,00,000 /- | 42,97,222 /- | |

Structure Details :



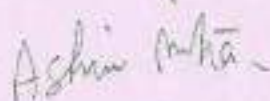
| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|--------------------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1, L2, L3, L4, L5, L6 | 800 Sq Ft | 1,00,000/- | 4,05,000/- | Structure Type: Structure |
| <p>Gr. Floor, Area of floor : 400 Sq Ft. Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca. Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 400 Sq Ft. Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca. Extent of Completion: Complete</p> | | | | | |
| Total : | | 800 sq ft | 1,00,000 /- | 4,05,000 /- | |

Major Information of the Deed :- I-1506-01021/2018-08/02/2018

Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|--|--|---|---|
| 1 | Name | Photo | Fingerprint | Signature |
| | Mr KINGSHUK BANERJEE Son of Late Bipradas Banerjee Executed by: Self, Date of Execution: 08/02/2018 , Admitted by: Self, Date of Admission: 08/02/2018 ,Place : Office |  08/02/2018 |  LTI 08/02/2018 |  08/02/2018 |
| 6E, Chandranath Chatterjee Street, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AKPPB9495H, Status :Individual, Executed by: Self, Date of Execution: 08/02/2018 , Admitted by: Self, Date of Admission: 08/02/2018 ,Place : Office | | | | |
| 2 | Name | Photo | Fingerprint | Signature |
| | Mr JOYDEEP BANERJEE Son of Late Bipradas Banerjee Executed by: Self, Date of Execution: 08/02/2018 , Admitted by: Self, Date of Admission: 08/02/2018 ,Place : Office |  08/02/2018 |  LTI 08/02/2018 |  08/02/2018 |
| 6E, Chandranath Chatterjee Street, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AUDPB3038N, Status :Individual, Executed by: Self, Date of Execution: 08/02/2018 , Admitted by: Self, Date of Admission: 08/02/2018 ,Place : Office | | | | |

Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|--|---|---|--|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr ASHIM MITRA (Presentant) Son of Mr Badal Chandra Mitra Executed by: Self, Date of Execution: 08/02/2018 , Admitted by: Self, Date of Admission: 08/02/2018 ,Place : Office |  08/02/2018 |  LTI 08/02/2018 |  08/02/2018 |
| Son of Mr Badal Chandra Mitra Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India PAN No.:: AZWPM4021G, Status :Individual, Executed by: Self, Date of Execution: 08/02/2018 , Admitted by: Self, Date of Admission: 08/02/2018 ,Place : Office | | | | |

Major Information of the Deed - I-1506-01021/2018-08/02/2018

Identifier Details :

Name & address

Mr Kousik Saha
Son of Mr. B C Saha
Barasat Judges Court, P.O. - Barasat, P.S. - Barasat, District - North 24-Parganas, West Bengal, India, PIN - 700124, Sex:
Male, By Caste Hindu, Occupation Advocate, Citizen of India, Identifier Of Mr KINGSHUK BANERJEE, Mr JOYDEEP
BANERJEE, Mr ASHIM MITRA

08/02/2018

Kousik Saha

Major Information of the Deed : I-1506-01021/2018-08/02/2018

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------|-----------------------------|
| 1 | Mr KINGSHUK BANERJEE | Mr ASHIM MITRA-0.853646 Dec |
| 2 | Mr JOYDEEP BANERJEE | Mr ASHIM MITRA-0.853646 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------|-----------------------------|
| 1 | Mr KINGSHUK BANERJEE | Mr ASHIM MITRA-0.853646 Dec |
| 2 | Mr JOYDEEP BANERJEE | Mr ASHIM MITRA-0.853646 Dec |

Transfer of property for L3

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------|-----------------------------|
| 1 | Mr KINGSHUK BANERJEE | Mr ASHIM MITRA-0.034375 Dec |
| 2 | Mr JOYDEEP BANERJEE | Mr ASHIM MITRA-0.034375 Dec |

Transfer of property for L4

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------|-----------------------------|
| 1 | Mr KINGSHUK BANERJEE | Mr ASHIM MITRA-0.034375 Dec |
| 2 | Mr JOYDEEP BANERJEE | Mr ASHIM MITRA-0.034375 Dec |

Transfer of property for L5

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------|-----------------------------|
| 1 | Mr KINGSHUK BANERJEE | Mr ASHIM MITRA-0.154687 Dec |
| 2 | Mr JOYDEEP BANERJEE | Mr ASHIM MITRA-0.154687 Dec |

Transfer of property for L6

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------|-----------------------------|
| 1 | Mr KINGSHUK BANERJEE | Mr ASHIM MITRA-0.154687 Dec |
| 2 | Mr JOYDEEP BANERJEE | Mr ASHIM MITRA-0.154687 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------|-----------------------------------|
| 1 | Mr KINGSHUK BANERJEE | Mr ASHIM MITRA-400.00000000 Sq Ft |
| 2 | Mr JOYDEEP BANERJEE | Mr ASHIM MITRA-400.00000000 Sq Ft |

Major Information of the Deed : I-1506-01021/2018-08/02/2018

Land Details as per Land Record

District: North 24-Parganas, P.S.- Dum Dum, Municipality: SOUTH DUM DUM, Road: R.N.Guha Road, Mouza: Satgachi

| Sch No | Plot & Khatian Number | Details Of Land |
|--------|---|---|
| L1 | LR Plot No - 60 (Corresponding RS Plot No - 52), LR Khatian No - 7104 | Owner: জয়দীপ বন্দ্যোপাধ্যায়, Gurdian: বিপ্রদাস বন্দ্যোপাধ্যায়, Address: নিজ, Classification: বাস, Area: 0.02070000 Acre, |
| L2 | LR Plot No - 60 (Corresponding RS Plot No - 52), LR Khatian No - 7105 | Owner: কিস্কু বন্দ্যোপাধ্যায়, Gurdian: বিপ্রদাস বন্দ্যোপাধ্যায়, Address: নিজ, Classification: বাস, Area: 0.02070000 Acre, |
| L3 | LR Plot No - 62 (Corresponding RS Plot No - 54), LR Khatian No - 7104 | Owner: জয়দীপ বন্দ্যোপাধ্যায়, Gurdian: বিপ্রদাস বন্দ্যোপাধ্যায়, Address: নিজ, Classification: বাস, Area: 0.00170000 Acre, |
| L4 | LR Plot No - 62 (Corresponding RS Plot No - 54), LR Khatian No - 7105 | Owner: কিস্কু বন্দ্যোপাধ্যায়, Gurdian: বিপ্রদাস বন্দ্যোপাধ্যায়, Address: নিজ, Classification: বাস, Area: 0.00170000 Acre, |
| L5 | LR Plot No - 63 (Corresponding RS Plot No - 55), LR Khatian No - 7104 | Owner: জয়দীপ বন্দ্যোপাধ্যায়, Gurdian: বিপ্রদাস বন্দ্যোপাধ্যায়, Address: নিজ, Classification: বাস, Area: 0.00680000 Acre, |
| L6 | LR Plot No - 63 (Corresponding RS Plot No - 55), LR Khatian No - 7105 | Owner: কিস্কু বন্দ্যোপাধ্যায়, Gurdian: বিপ্রদাস বন্দ্যোপাধ্যায়, Address: নিজ, Classification: বাস, Area: 0.00670000 Acre, |

Endorsement For Deed Number : I - 150601021 / 2018

On 08-02-2018

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 14.37 hrs on 08-02-2018, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr ASHIM MITRA, Claimant.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 47,02,222/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 08/02/2018 by 1. Mr KINGSHUK BANERJEE, Son of Late Bipradas Banerjee, 6E, Chandranath Chatterjee Street, P.O. Bhawanipore, Thana: Bhawanipore, South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Service, 2. Mr JOYDEEP BANERJEE, Son of Late Bipradas Banerjee, 6E, Chandranath Chatterjee Street, P.O. Bhawanipore, Thana: Bhawanipore, South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Service, 3. Mr ASHIM MITRA, Son of Mr Badal Chandra Mitra, 22 Nagerbazar Road, P.O. Motijheel, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Business.

Indetified by Mr Kousik Saha, Son of Mr B C Saha, Barasat Judges Court, P.O: Barasat, Thana: Barasat, North 24 Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 47,036/- (A(1) = Rs 47,022/-, E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 47,036/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/02/2018 12:13PM with Govt. Ref. No: 192017180171043781 on 07-02-2018, Amount Rs: 47,036/- Bank: Bank of Baroda (BARBODINDIAE), Ref. No. 81956370 on 07-02-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1506-01021/2018-08/02/2018

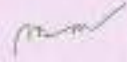
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,82,153/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 2,82,053/-

Description of Stamp

1. Stamp Type: Court Fees, Amount: Rs.10/-
2. Stamp Type: Impressed, Serial no 18717, Amount: Rs: 100/-, Date of Purchase: 05/02/2018, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/02/2018 12:13PM with Govt. Ref. No. 192017180171043781 on 07-02-2018, Amount Rs: 2,82,053/-, Bank: Bank of Baroda (BARB0INDIAE), Ref. No. 81956370 on 07-02-2018, Head of Account 0030-02-103-003-02


Mohul Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Major Information of the Deed - I-1506-01021/2018-08/02/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2018, Page from 52733 to 52760

being No 150601021 for the year 2018.



Mohul
Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2018.02.09 11:47:03 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 09/02/2018 11:45:01
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)